

105 Cranworth Street, Grafton, NSW 2460



Sold House

Friday, 25 August 2023

105 Cranworth Street, Grafton, NSW 2460

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 709 m2

Type: House



Kylie Swift

0488161621

\$612,500

There's no guessing why Westlawn is the part of town saturated with young families. This position is prime for the picking, with so much, so close. Within a few blocks of this allotment, you literally have Westlawn Public School, St Marys, OOSH, a coffee shop/general store, PCYC, the Big River Gym, The racecourse, the football field, a soccer field, and the bowling alley. The allotment comes in at a generous 710m² (approx.) and the back yard is fully fenced and landscaped for privacy. We have shedding out back and a level yard suitable for most pursuits. Whether its entertaining or storing the extra toys, the double remote garage not only gives you dual car accommodation plus a workshop, but it also provides drive-through access to the concreted area at the rear. Due to the location of the sewer line, it would be easy enough install a pool if that were your dream (STCA). Dual living, large families, work from home? Whether you are looking purely from an investment perspective or for yourself, there are many ways to approach this home that offers up to 5 bedrooms and 2 bathrooms over 2 levels. Here you have 3-4 bedrooms upstairs in a fully self-contained setting, and downstairs you have an open-plan, flatette style accommodation currently leased for \$250 per week. Years ago, downstairs was divided to provide 2 bedrooms, and that would be easy enough if you needed 6 bedrooms in total. Due to the layout of this property with all the options it provides, we estimate that for the investor you could achieve approximately \$550-\$600 per week rent in the current climate. Our sellers are committed to a sale and all offers within the advertised range will be considered. Contact Kylie Swift of Virtue Property Grafton on 0488 161 621 to make this happen. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.